



4 Strathtay Road, Perth, PH1 2LX
Offers over £110,000

 2  1  1  C



4 Strathtay Road Perth, PH1 2LX

- Two spacious double bedrooms
- Well-equipped dining kitchen
- Private front and rear gardens
- Double glazing & gas central heating
- External storage sheds
- Bright and airy lounge
- Modern shower room
- Ground-floor access
- Built-in mirrored wardrobes in bedroom
- Popular residential location

Located in a peaceful residential pocket of Perth's popular Letham area, 4 Strathtay Road is a well-proportioned two-bedroom ground-floor flat offering generous space both inside and out. This home presents a fantastic opportunity for first-time buyers, downsizers or investors seeking a well-located, low-maintenance property.

The property welcomes you into a bright entrance hallway that leads to a spacious lounge filled with natural light from a large window, creating a comfortable setting for relaxation or entertaining. The adjoining kitchen is well-appointed with ample unit space and room for dining, along with a back door providing direct access to the garden. Both bedrooms are generous in size, with one benefitting from fitted mirrored wardrobes for excellent storage. The bathroom features a modern walk-in shower and tasteful tiling. Externally, the home sits within generous gardens to the front and rear. The property also benefits from double glazing and gas central heating throughout, ensuring year-round comfort.

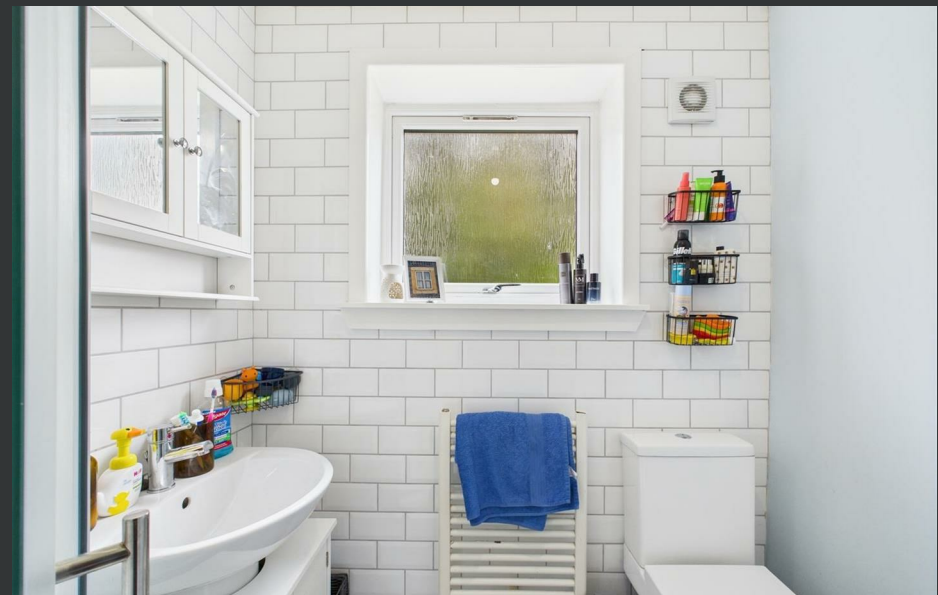
Offers over £110,000





Location

Tulloch is a well-established residential area of Perth, known for its family-friendly atmosphere, good schooling options, and convenient transport links. Just a short drive or bus journey from the city centre, residents enjoy easy access to shops, supermarkets, restaurants, and leisure facilities. Outdoor enthusiasts can take advantage of the nearby North Inch parklands and riverside walks, while commuters benefit from quick connections to the A9 and local bus routes. Strathtay Road itself offers a quiet setting with ample green space nearby, making it ideal for professionals, retirees or young families seeking a peaceful yet well-connected home base.







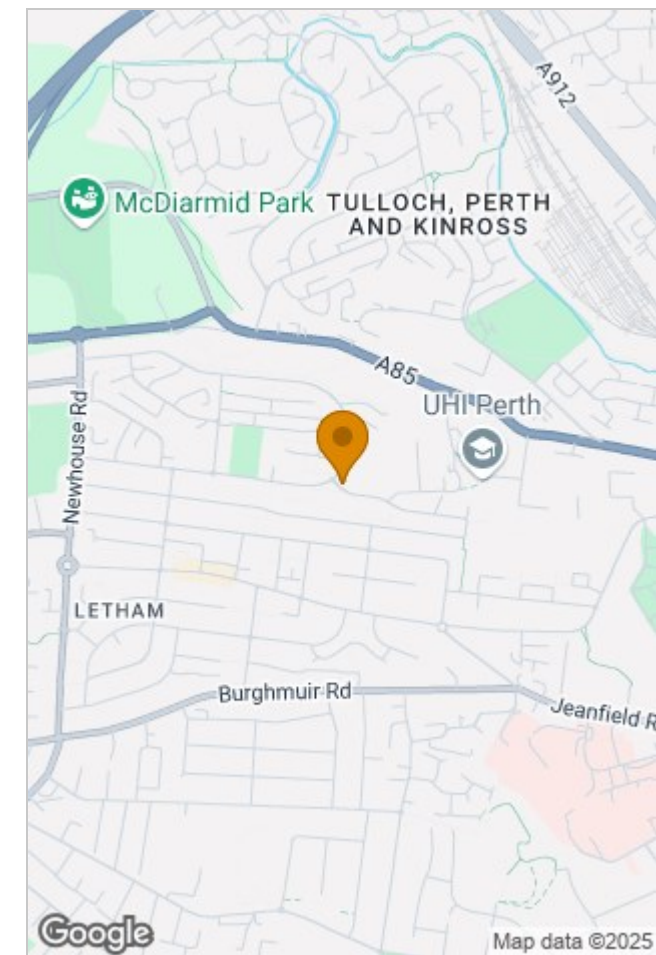
666 ft²
61.9 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Scotland EU Directive 2002/91/EC

Please contact our Perth Office on 01738 260 035
if you wish to arrange a viewing appointment for this property or require further information.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX
T. 01738 260 035 | hello@wearepossible.co.uk
wearepossible.co.uk

